

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND REGULAR MEETING ON
MONDAY, JANUARY 13, 2020 AT 7:00PM, ON THE
4th FLOOR, CAFETERIA, GOVERNMENT CENTER
BUILDING, 888 WASHINGTON BLVD., STAMFORD,
CT.**

Present for the (Zoning Board): David Stein (Chair), William Morris (Secretary), Joanna Gwozdzowski and Richard Rosenfeld (Alternate). Present for staff: Ralph Blessing, Land Use Bureau Chief and Vineeta Mathur, Associate Planner.

Chairman Stein called the meeting to order at 7:06pm.

Chairman Stein stated that Mr. Rosenfeld has been seated in Mr. Quick and Ms. McManus absence.

PUBLIC HEARING CONTINUED FROM DECEMBER 16, 2019

1. **Application 219-22 -STILLWATER AVENUE, LLC, 171 Stillwater Avenue & 0 Stillwater Place – Site & Architectural Plans and/or Requested Uses and a Special Exception.** - Applicant is proposing to demolish the existing structures and construct a residential building containing 36 apartments, ground floor retail and on-site parking.

Chairman Stein read application **219-22** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated November 25, 2019 into the record.

Mr. Nicholas Vitti with Cacace Tusch & Santagata representing the applicant introduced his team, gave a detailed presentation and answered questions from the Board.

Mr. Vitti stated that they have met with the Transportation, Traffic and Parking Bureau and have agreed to all of their requests pertaining to the redevelopment of Stillwater Place which includes relocating the existing utility pole at the northeast corner of Stillwater Avenue and Stillwater Place and to bury the existing utility poles along the remainder of the Street (Alley).

PUBLIC SPEAKERS

- William Hennessey- 707 Summer Street (appearing on behalf of the Stamford Hospital) – in favor.
- Patricia Palkimas – (owner) 16 Stillwater Place – opposed.
- Carl Lupinacci – (property owner Stillwater Place)- While basically in favor of the project – feels that Stillwater Place needs to be widened and that the proposed sidewalk on the west side should not be constructed.

The Board asked Mr. Lupinacci how he feels about permit parking –Mr. Lupinacci is opposed.

Chairman Stein asked if there were any other public speakers – there were none.

Mr. Vitti addressed some of the neighbor's concerns, he stated that the regulations call for there to be 42 parking spaces on site – they will have 45 parking spaces on site and is in agreement that they (the applicant) should be excluded from the proposed parking permit program for Stillwater Place.

Mr. Vitti addressed some of the public speaker's concerns, answered additional questions from the Board and gave his closing comments.

Chairman Stein stated that application **219-22** has been closed.

PUBLIC HEARING

1. **Application 211-23 (MOD) -PROCUREMENT LLC, 816 High Ridge Road, Special Exception.** - Applicant is requesting permission to modify application #211-23 to increase the 120 children capacity limitation to 152 children for the child day care center.

NOTE: The affidavit for Posting of the Public Hearing Sign for application **211-23 (MOD)** was submitted to staff on December 30, 2019.

Chairman Stein read application **211-23 (MOD)** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter of 145 children dated November 1, 2019 into the record.

Mr. John Leydon representing the applicant presented the certificate of mailing to the Board. Mr. Leyden introduced representatives from Little Sprouts Child Care, gave a brief presentation and answered questions from the Board. He stated that the hours of operations are 7:30am – 6:00pm. He also stated that there are currently 120 children enrolled and that while the State of Connecticut has granted them up to 169 children they are only requested an increase to 152 children.

PUBLIC SPEAKERS

- Tamara Jones -27 Maplewood Place – Concerns with the traffic going in and out of the child care onto Maplewood Place. When there is an event, people park on Maplewood Place blocking driveways' etc. – opposed.
- Chris Towne – 74 Snow Crystal Lane – Will the access to the property be the same?
- Violet Tehrani – (owner) 18 Bradley Place– Concerns with the traffic behind Nagi Jewelers as there are times that the owner opens the back lot which creates traffic onto Bradley Place.
- Grace Price – 27 Maplewood Place – Concerns with the traffic going in and out of the child care onto Maplewood Place– opposed.

Chairman Stein asked if there were any other public speakers – there were none.

Mr. Leydon addressed some for the public speakers concerns:

- Access to the property will not change.
- The child care facility has three events a year (Christmas, Halloween & Graduation) that they will announce the events in advance and the facility will notify the parents not to block driveways and not to double park their vehicles on Maplewood Place during these events.

Mr. Leydon also stated that the City of Stamford's Transportation, Traffic and Parking Bureau reviewed the application and did not feel that the increase in children would impact the traffic flow.

The Board suggested a condition that there be a police presence during special events and that event times be staggered. Mr. Leydon was in agreement with the condition and with that he gave his closing comments.

Chairman Stein stated that application **211-23 (MOD)** has been closed.

A motion was made by Ms. Gwozdzowski to take the agenda out of order to "Administrative Review", seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Rosenfeld).

ADMINISTRATIVE REVIEW

1. **Hotel Zero Degrees, Unit 1, 909 Washington Boulevard, Stamford, CT.** – Proposing a complete interior renovation including portions of the exterior and the installation of a new passenger elevator. The project will result in three fewer guest rooms and up to three fewer parking spaces.

NOTE: The Board will hear the subject of Shared Parking only.

Mr. William Hennessey representing the applicant gave a brief presentation pertaining to the Shared Parking plan and answered questions from the Board.

Following a lengthy discussion the matter was tabled as the Board felt that a legal agreement will need to be drawn up for shared parking.

Chairman Stein called for a recess at 9:30pm – meeting resumed at 9:45pm.

A motion was made by Mr. Morris to take agenda out of order to "Pending Applications" item #2- Application **219-23**", seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Rosenfeld).

REGULAR MEETING

PENDING APPLICATIONS

2. Application **211-23 (MOD)** -PROCUREMENT LLC, 816 High Ridge Road, Special Exception.

Following a brief discussion a motion was made by Ms. Gwozdzowski for approval of application **211-23 (MOD)** to increase enrollment to 152 children and with conditions discussed and amended tonight, seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Rosenfeld).

A motion was made by Mr. Morris to return to agenda order, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Rosenfeld).

REGULAR MEETING

PENDING APPLICATIONS

1. Application **219-22** -STILLWATER AVENUE, LLC, 171 Stillwater Avenue & 0 Stillwater Place – Site & Architectural Plans and/or Requested Uses and a Special Exception.

Following a lengthy discussion the Board agreed that they would like to hear from the Traffic Engineering Department pertaining to the parking on Stillwater Place and has asked staff to meet with them and come up with alternate solutions.

Chairman Stein stated that the vote for application **219-22** has been tabled to the January 27, 2020 Zoning Board regular meeting, 7:00pm, 4th floor Cafeteria, 888 Washington Boulevard.

ADJOURNMENT

Ms. Gwozdzowski moved to adjourn the meeting at 10:15pm, seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Rosenfeld).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB SMRH1132020

NOTE:

These proceedings were recorded on video and are available for viewing through the City of Stamford's web page – www.stamfordct.gov.

There proceedings were also audio tape recorded and are available for review in the Land Use Bureau office located on the 7th floor of the Government Center, 888 Washington Boulevard, during regular business hours.